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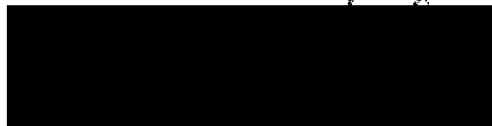
24 JUL 1972

MEMORANDUM FOR: Chief, Planning Staff, OL

SUBJECT : Agency Annual Report

REFERENCE : Memo dtd 6 July 72 to Multiple Addressees fm ADDS,
same subject

In response to the referent memorandum, the Real Estate and Construction
Division's Annual Report is furnished as an attachment.



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Chief
Real Estate and Construction Division, OL

Att

UL 2 4363

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ATTACHMENT

REAL ESTATE AND CONSTRUCTION DIVISION
ANNUAL REPORT

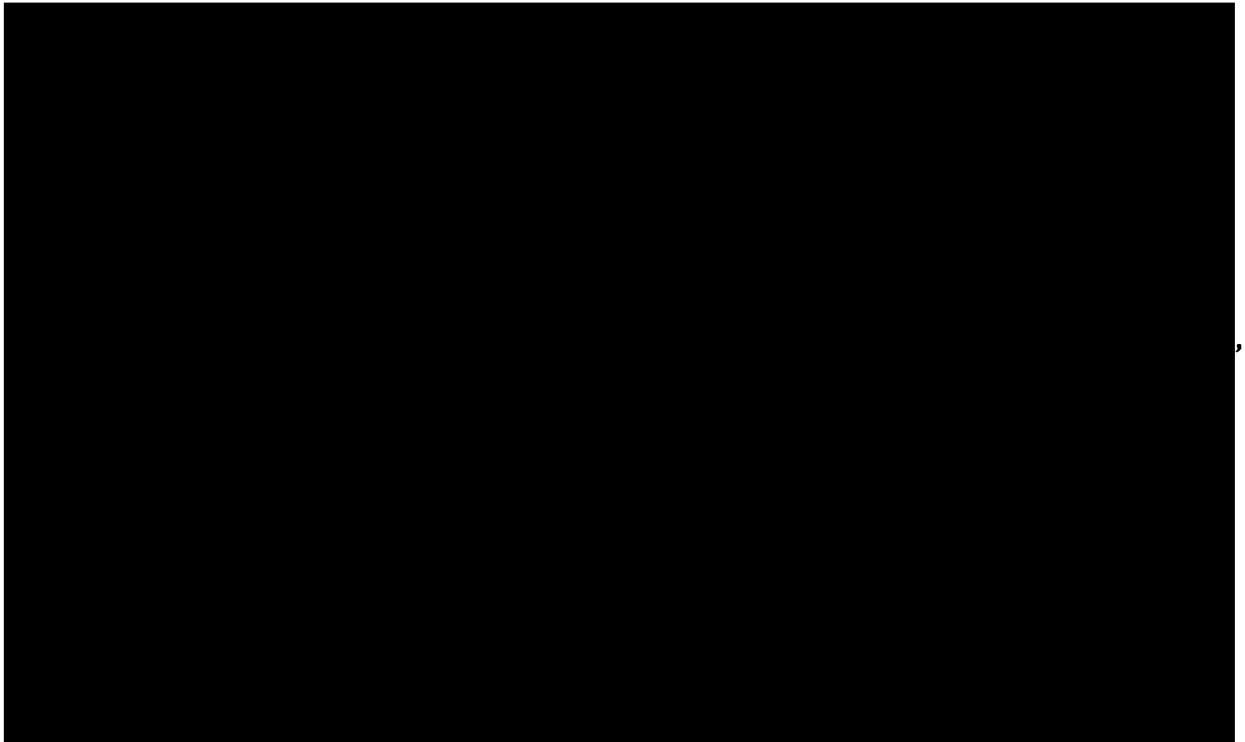
I. MAJOR DEVELOPMENTS

25X1A A. The trend in real estate and construction activities is moving away from major new construction and acquisition to that of consolidating into existing facilities and their improved maintenance and upgrading. Emphasis continues for the upgrading and refining of utilities systems both overseas and in the United States to achieve better reliability and ensure that necessary capacity is on hand to meet current and planned requirements. This trend has increased the Headquarters TDY support to [REDACTED] bases and stations. As an integral part of this new trend, environmental protection measures are and will continue to be a part of all construction activities. Annex 1 is a listing of major projects of \$50,000 or more that were begun or accomplished during FY 1972. Annex 2 is a real property summary of the Agency holdings [REDACTED] that were turned over to the Army in May 1972.

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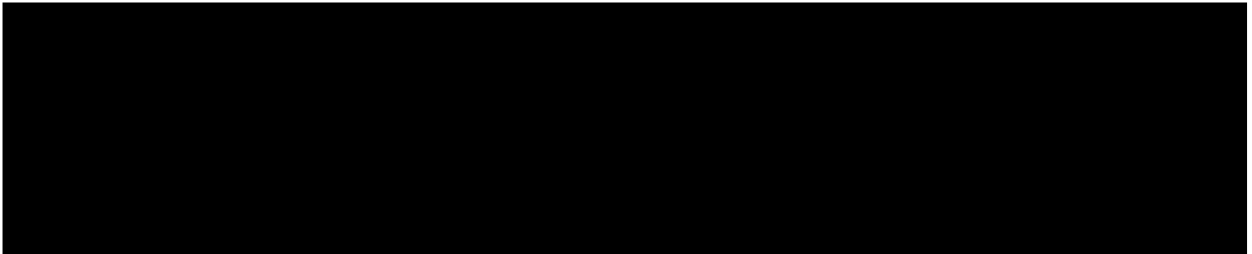
B. Actions in Support of Far East Operations

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C. Support Agency Activities in the Metropolitan Area

1. Headquarters Complex

a. The major effort to provide reliable utilities systems of sufficient capacity to meet present and future operational requirements was continued. In the area of electrical systems, funds were provided for the design and construction of the expansion of B electrical vault; installation of a third 200-ton chiller to serve the OCS, Commo, CRS, RID; and telephone frame room requirements; and the installation of a motor generator set for OCS. Work continues on the critical power system where a redundant feed to the Headquarters Building and a test feed to the Powerhouse are being installed. The Utilities Reliability Study was completed in December 1971 and has identified three major categories of work which are: First, that work which can be accomplished by the GSA Buildings Manager's forces which includes minor maintenance and repair of existing equipment and systems; second, that work which is beyond the Buildings Manager's capability and must be handled by the Central Office of GSA for design and funding and includes major modifications of all general utilities systems; and third, that work which will have to be accomplished with Agency funds and includes recommendations to increase utilities reliability above that required in support of a standard office environment. Some examples of the significant recommendations are an improved method for disposing of classified waste, provisions for uninterrupted power sources for special use areas, increased use of power system relays, and relay coordination (setting relays for selective tripping), and the need for increased preventive maintenance. An additional \$350,000 was provided to fund a similar study and related work for the Headquarters heating, ventilating, and air conditioning systems (HVAC), and to determine the adequacy and reliability including the design and cost estimates to correct HVAC deficiencies.

b. The continuing efforts to provide training to both Agency and GSA personnel has substantially improved operator ability to quickly and cogently react to power systems abnormalities. On at least two occasions, this training enabled the Office of Communications and certain computer centers to

remain in operation during periods that they would have been otherwise forced to shut down over a period of several hours.

c. The basic data grid distribution system was essentially completed; however, work continues on special customer requests for this system within the Headquarters Building.

2. NPIC

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a. Considerable engineering and architectural support was provided to NPIC during the past year. Because of the need to improve the reliability and general upgrading of the utilities systems supporting NPIC operations, a contract was awarded in early FY 1972 for a Utilities Reliability Study. An early fall out of this study recommended that an additional 150-ton closely controlled chiller unit be provided for the support of all critical areas and that it be backed up by the less rigidly controlled main house system. This recommendation has been acted upon. In November 1971, RECD engineers raised the question as to the reliability of the large absorption chillers that were maintained by GSA Group Forces [REDACTED]. GSA countered that all units were in good working order as they had been recently overhauled and were in supposedly top condition, and there was no cause for alarm. Subsequent events were to prove otherwise. In late December 1971, Chiller #3 went down, and steps were begun to make necessary repairs. Things appeared to be under control as only one of the large chillers is required to be on line during the winter season, and two were available. However, at 2258 hours on 10 March 1972, Chiller #1 went down. The GSA operating forces then tried to bring Chiller #2 on line and were unsuccessful, leaving the building without major air conditioning support except for the 125-ton unit serving the most critical areas. After a massive effort on the part of RECD engineers, GSA, and the manufacturer's representatives, Chiller #2 was brought back on line during the evening of 12 March. Immediately after this affair, repair and overhaul of the major chillers was undertaken one at a time and the chillers were completed before the oncoming air conditioning season with the exception of Chiller #3 which has to be replaced, and this is being done through a work order to GSA.

D. Environmental Protection

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1. In the area of environmental protection and in direct response to Executive Order 11507, studies and surveys were initiated which resulted in the necessary corrective action being taken and, where necessary due to fund limitations, future actions have been programmed so as to ensure that the Agency meets the objectives of the National Environmental Policy Act of 1969. Air and water pollution surveys have been accomplished [REDACTED]

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agencies. Corrective actions have either been accomplished or are in planning and awaiting funding. Agency facilities in the Metropolitan Area have also been surveyed. Corrective action has been accomplished or is in process. The most significant action at Headquarters was the funding to GSA on 29 June for the design and construction of a [REDACTED]

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E. Budget

1. A significant improvement in the managing of utilities requirements at the Headquarters Complex has been achieved through the orderly planning and subsequent budgeting for this support as a separate entity. As a result of this budgeting technique, the Division has made a rapid transition from reacting to crisis situations to that of orderly control over our utilities systems.

II. MAJOR ACCOMPLISHMENTS AND FAILINGS

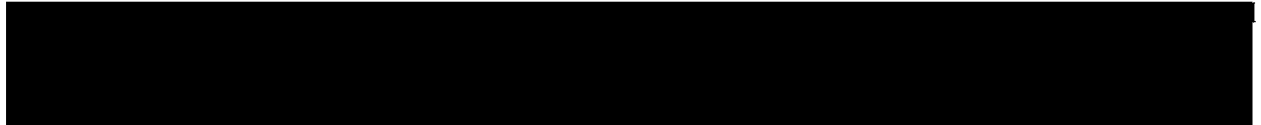
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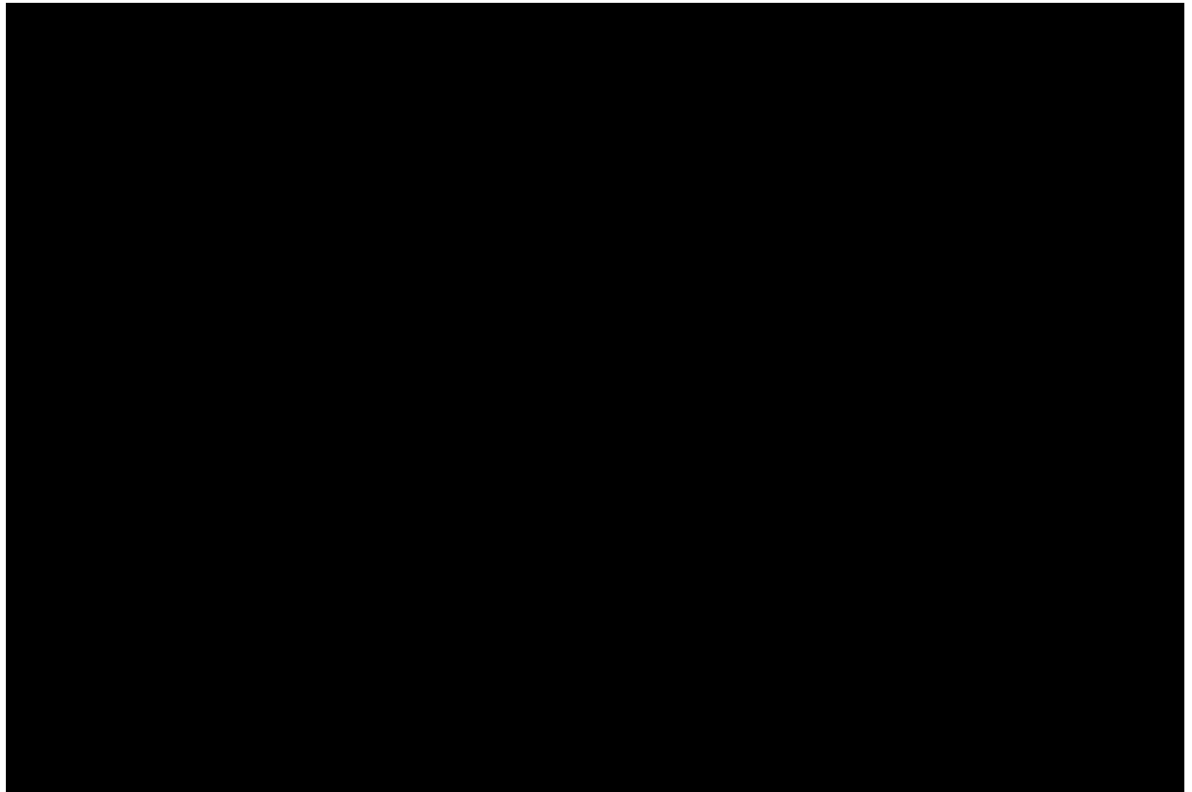
3. TDY engineering surveys during January and February 1972 for the feasibility in location and construction of ground installations in support of the

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C. Real Estate Support

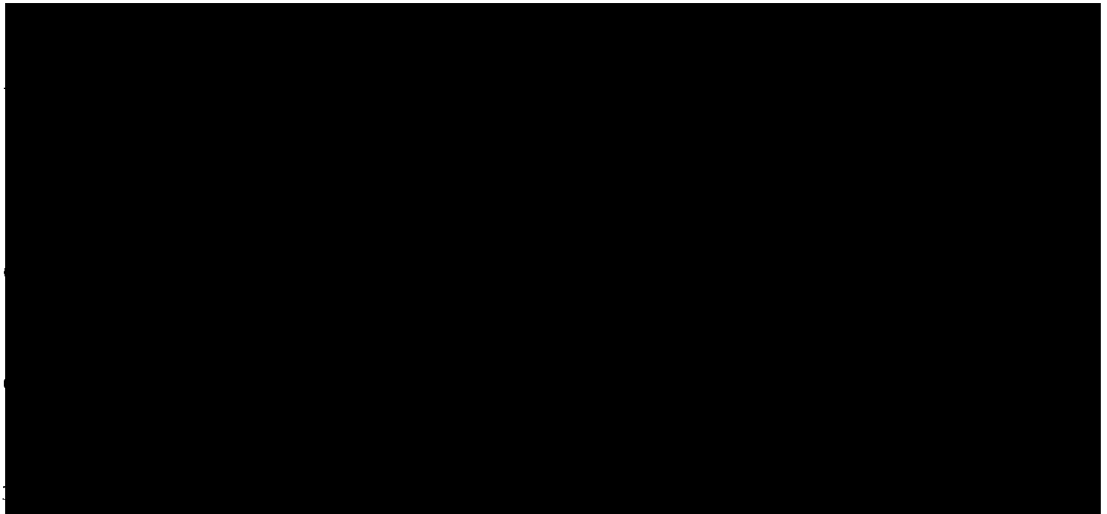
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b. Through the General Services Administration's surveys and other surveys pertaining to the effective and efficient use of real property, there were three major real property changes. The first was the excessing of some 286 acres of land belonging to the Federal Highway Administration at Langley. From this action the National Park Service acquired the bulk of this land of approximately 235 acres; the Agency acquired approximately 43.8 acres; and GSA a 6.8-acre strip on the west side of the Scattergood-Thorne Tract. Most of the land acquired by the Agency was already in use as the West Parking Lot. Actions are now underway to

complete the fencing of this newly acquired Agency property.

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D. Master Planning and the Headquarters Garage

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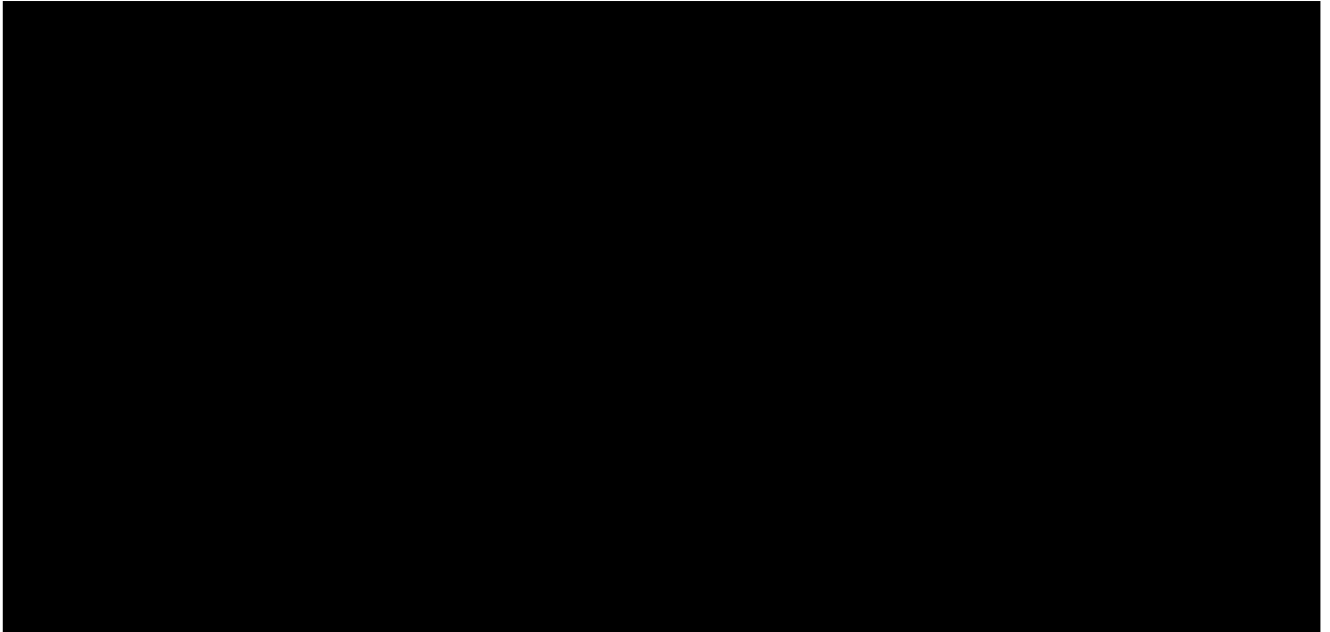
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In 1969 the OL Building Planning Staff was formed and tasked to develop plans for the consolidation of all Agency functions located in the Metropolitan Washington Area at the Headquarters Complex [REDACTED] Various preliminary plans were prepared and changed as additional guidance and policy were provided. In March 1970 GSA informed us that the [REDACTED] would be sold and that the Agency would move to replacement space. The choice of suitable locations was narrowed down to the best compromise facility which was [REDACTED] After necessary rehabilitation this facility was formally occupied on 1 November 1971. Studies, however, revealed that if the Agency had its own garage located at the Headquarters Complex, savings of approximately \$180,000 a year would result which would amortize this new garage within a 6-year period. A decision was made to construct this facility, and funds were made available to GSA for design and construction in April and June 1971 in the amount of \$982,500 with an additional \$67,500 being made available in April 1972 for a total of \$1,050,000. Because it was necessary to have approval for the design and location of this structure from the National Capital Planning Commission (NCPC), the necessary preparations to obtain this approval were started to include the development of a preliminary master plan for the Headquarters Complex. In August 1971 NCPC gave preliminary site plan approval which allowed us to proceed with the design of the building. However, at that time, NCPC stated that final approval would require the concurrent presentation of a preliminary master plan for the Headquarters Complex and the final design for the garage. This final presentation is tentatively to be scheduled for the October 1972 hearings of the NCPC.

E. Safehouse Operations

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F. Reorganization

On 12 June 1972 the OL Building Planning Staff was made a part of the Real Estate and Construction Division answering directly to the Deputy Chief of the Division. The functions performed by this staff are complimentary to and supportive of the overall mission and functions of the Division.

III. AHEAD

A. Consolidation and Upgrading of Agency Facilities

1. The trend for the consolidation and upgrading of Agency facilities can be expected to continue. The present trend toward greater use of electronic items to accomplish routine and specialized tasks will require a continuing program for the refinement, upgrading, improvement of reliability and increases in the utilities systems at all Agency controlled stations and bases in order to meet the increased demand placed upon such systems.

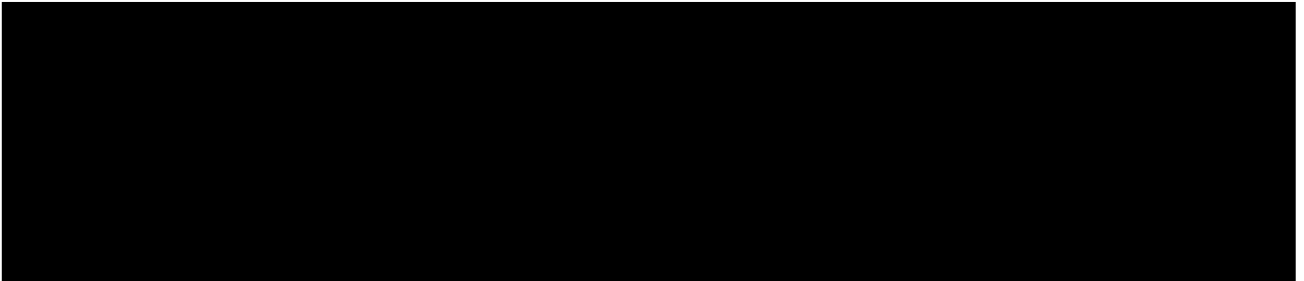
2. GSA can be expected to exercise its mandate for the surveying of Federal real property to determine if such property is being effectively and efficiently used. If such property or facilities are not being effectively used then requests will be made to have it declared excess. The burden will continue to be placed upon the holder of the inspected property or facility to provide the necessary justification for the continued need for such property.

B. Environmental Protection

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It can be expected that environmental inspection standards will become more stringent which will have an impact primarily on our [REDACTED] activities. Proper planning and coordination in this area will result in holding these new standards within tolerable limits especially in regards to funding requirements.

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D. Budgets

The continuing trend in consolidation and upgrading of ageing Agency facilities, will require more funds rather than less if they are to remain responsive to operational requirements. The recently enacted amendments to the Public Buildings Act of 1959 wherein GSA will charge for maintenance services will have a decided impact on the budget. The magnitude of this impact will not be known until GSA publishes the necessary implementing regulations to include the charges for their services. The best information available at this time is that affected agencies will have to budget for such support in FY 1975 or 1976.

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Annex
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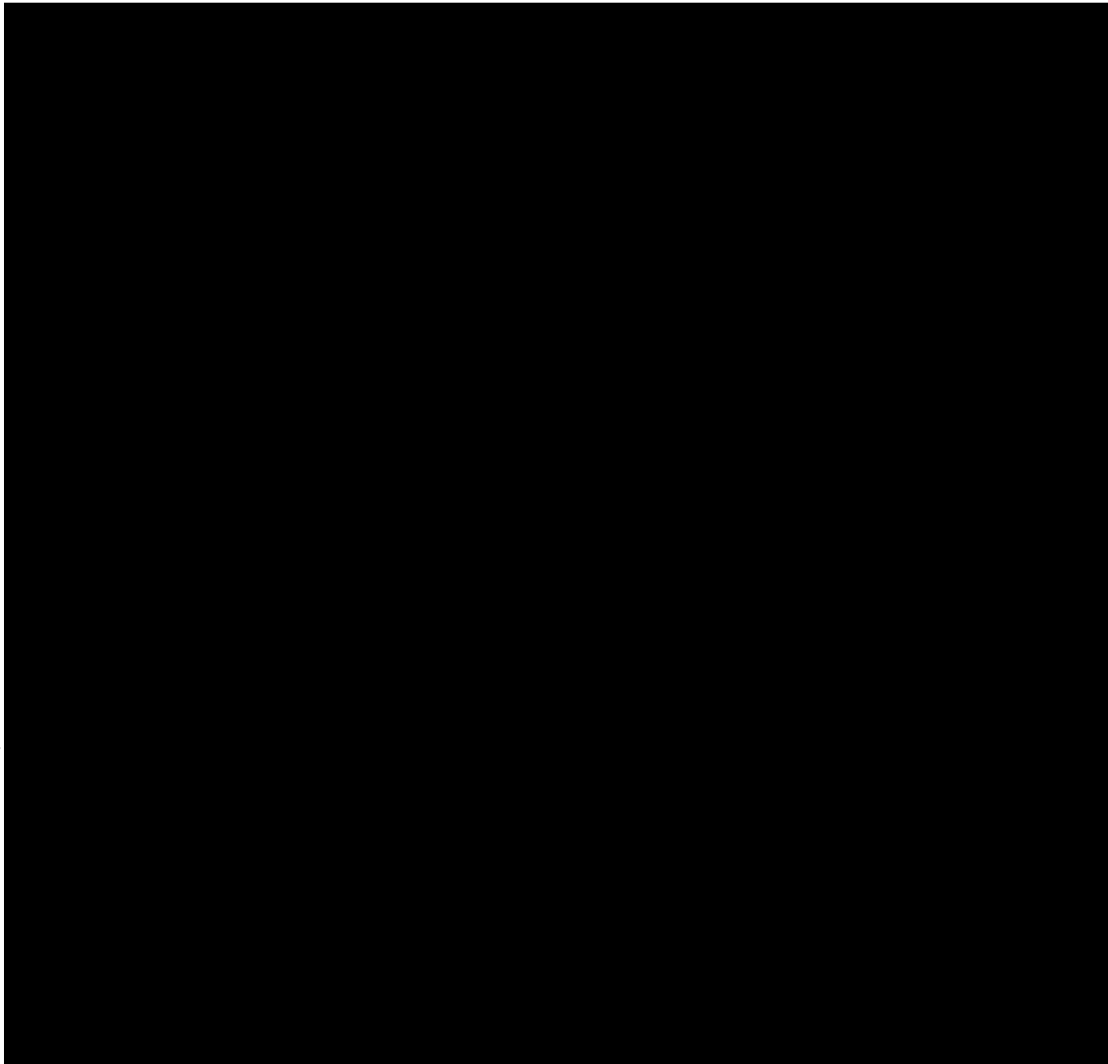
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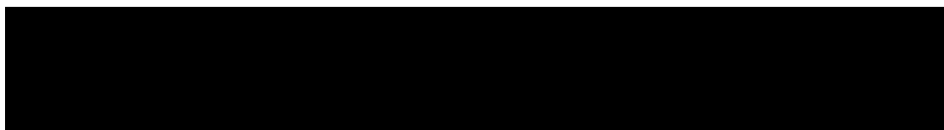
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Headquarters Complex

Garage design and construction	\$1,050,000
Completion of Utilities Reliability Study	\$186,000
Heating Ventilating and Air Conditioning Reliability Study	\$350,000

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NPIC

	Utilities Reliability Study	\$100,000
	Computer Center modifications	\$231,000
	Repairs to Utility Console	\$ 65,000
	150-ton chiller installation	\$133,000
	750-ton chiller installation	\$ 90,000
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Annex
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ANNEX 3

SUMMARY

REAL ESTATE AND CONSTRUCTION DIVISION ANNUAL REPORT

I. MAJOR DEVELOPMENTS

A. The trend in real estate and construction activities is moving away from major new acquisitions and construction to that of consolidating into existing facilities and their improved maintenance and upgrading. With the

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B. In the Washington Metropolitan area, the upgrading and improved maintenance of the Headquarters Complex and NPIC continued at an accelerated pace. In the case of the Headquarters Complex, electrical, heating, ventilating, and air conditioning (HVAC) projects were continued and expanded. The Utilities Reliability Study was completed in December, and a HVAC Reliability Study was funded in June. These actions provided increased utilities systems capacity and more reliable support to meet operation requirements. At NPIC a contract was let for a Utilities Reliability Study, the installation of a 150-ton chiller to serve the critical areas of the facility and repair of two of the large 750-ton chillers was undertaken with the replacement of the third large chiller currently underway.

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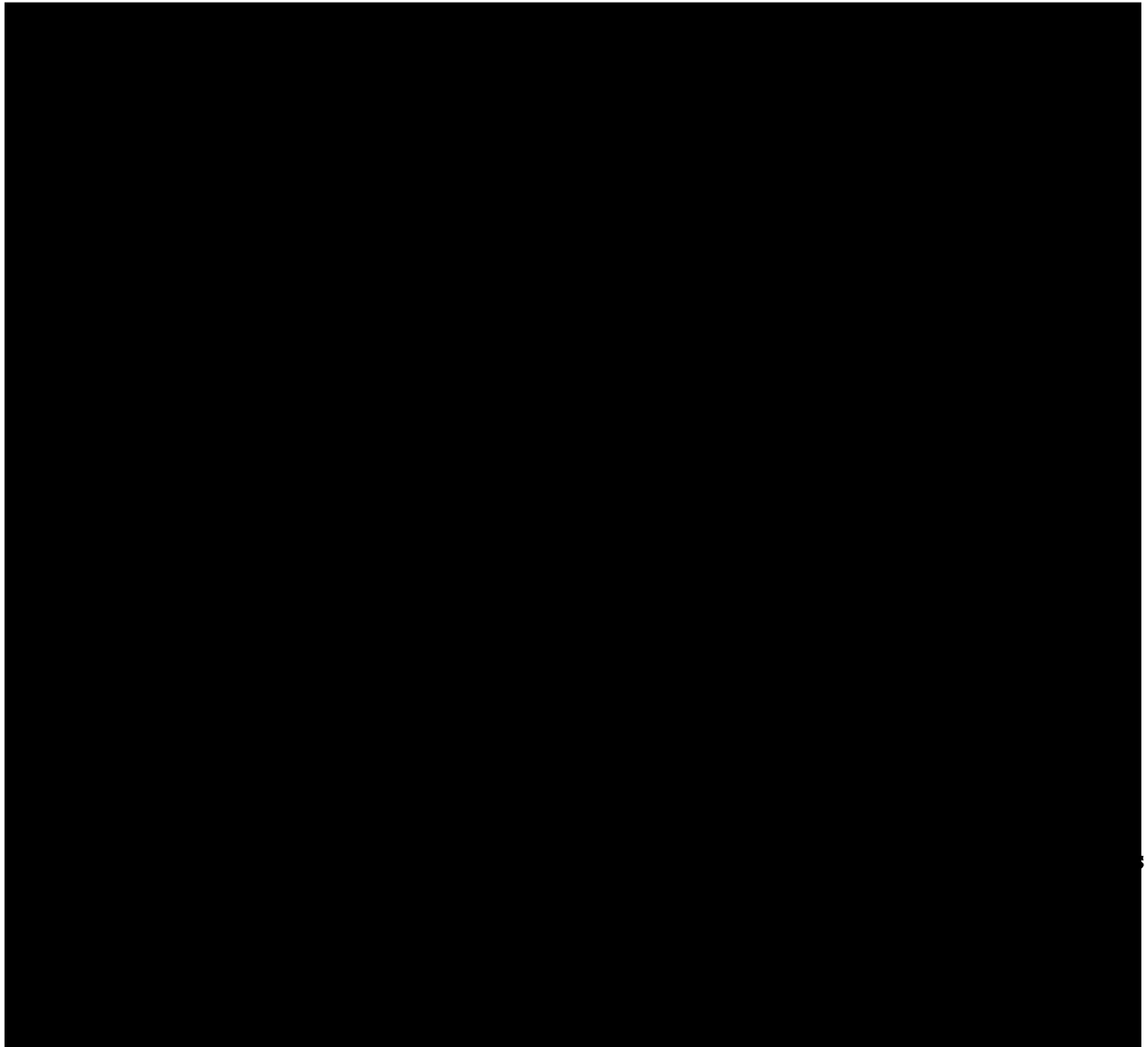
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C. Environmental protection studies and surveys of all major installations and holdings within the United States were initiated. Corrective action has either been accomplished, funded, as in the case of the design and installation of a disintegrator-type system for the Headquarters Complex, or planned awaiting future funding action.

D. Budget: A significant improvement in the management of utilities systems requirements at the Headquarters Complex has been achieved through the orderly planning and subsequent budgeting for this support as a separate entity.

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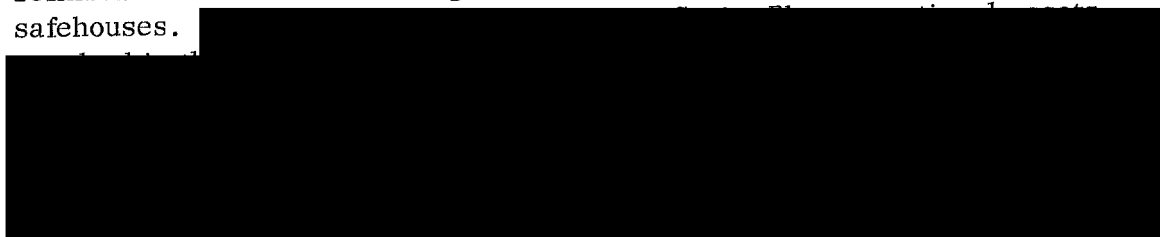


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D. Master Planning and the Headquarters Garage continued. In August 1971, the National Capital Planning Commission (NCPC) gave preliminary site plan approval for the new Headquarters Garage which will be a replacement for a similar, leased facility. In preparation for final NCPC approval of garage construction, a concurrent presentation of the preliminary master plan for the Headquarters Complex and final design of the garage are tentatively scheduled for the NCPC October hearing.

25X1A E. Safehouse operations had a 28 percent increase over last year in reimbursements from other Agency components for the use of the OL managed safehouses.



25X1A F. Reorganization: The OL Building Planning Staff became a part of RECD on 12 June 1972. Their functions are complimentary to and supportive of the overall missions and functions of RECD.

III. AHEAD

A. The trend for the consolidation and upgrading of aging Agency facilities can be expected to continue to include requirements to meet new standards for environmental protection. If these facilities are to remain responsive to meet the operational needs of the Agency, more rather than less funds for upgrading and maintenance will be required.

B. GSA's mandate to survey and report federal property as excess that is not being effectively and efficiently used can be expected to intensify with the resultant burden of the holders of such property to continue to justify their continued need for such property.

C. The use of other government agencies for the accomplishment of real estate and construction activities will continue with even greater use being made of outside consultants.

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